



Thistle Close, Woodville, Swadlincote



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4

£369,950



Key Features

- Impressive Family Home
- Superbly Presented & Super Spacious
- Four Double Bedrooms
- Re-Fitted Kitchen & Bathrooms
- Large Lounge & Separate Dining Room
- Snug & Conservatory
- EPC rating C
- Freehold





Situated on the popular Sorrell Drive Estate in Woodville, the property occupies a prime position at the head of a quiet cul-de-sac and is ideally located for access to local amenities including schools, shops and healthcare along with a wider range of retail, leisure and employment facilities available in nearby Ashby and Swadlincote, along with a number of National Forest activities.



The main entrance to the property is to the front, with a storm porch leading to a door to the hallway. This has stairs off to the first floor, a guest cloakroom and doors to the ground floor rooms. To the front there's the bay fronted lounge, and a door through to the snug. From the snug there are patio doors to the large conservatory, located to the rear and with French doors to the garden. A further door from the snug leads to the re-fitted (2019) kitchen, which has a very good range of wall and base units, that include a built in gas hob, electric double oven, dishwasher and fridge/freezer, along with appliance spaces and doors to the garden and dining room. The dining room, located to the front, makes an excellent entertainment space, with a bar area and large dining space.



To the first floor, the master bedroom is a generous double, located to the front with built in wardrobes and en-suite shower room (re-fitted 2021). Bedroom two is also a double, located to the front with built in wardrobes and an over stairs cupboard. Bedroom three is located to the rear and is also a double, with wardrobes, as is bedroom four which again, has a built in wardrobe. The family bathroom completes the accommodation and has a bath, wash basin and WC.

The property occupies a prime, head of cul-de-sac

position and has parking for three cars to the front. A side gate provides access to the private and enclosed, landscaped, South West facing rear garden. Ideal for entertaining, this has a deck with a pergola seating area, established borders, barbecue area, lawn and side storage.

SERVICES: Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

The property is within South Derbyshire District Council and is listed as a band D property at <https://www.gov.uk/council-tax-bands>.





Room Sizes

Lounge 3.62m x 4.54m (11.9ft x 14.9ft)

Dining Room 2.75m x 5.2m (9ft x 17.1ft)

Kitchen 3.11m x 5.43m (10.2ft x 17.8ft)

Snug 3.11m x 2.53m (10.2ft x 8.3ft)

Conservatory 4.06m x 4.37m (13.3ft x 14.3ft)

Master Bedroom 3.62m x 3.83m (11.9ft x 12.6ft)

Guest Bedroom 2.93m x 3.9m (9.6ft x 12.8ft)

Bedroom Three 2.93m x 3.33m (9.6ft x 10.9ft)

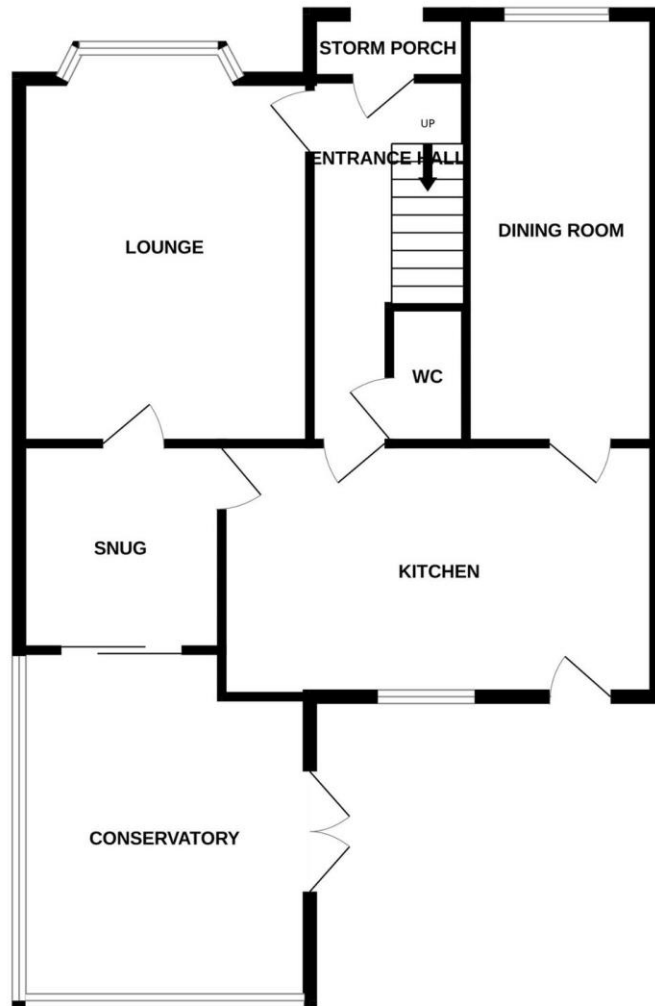
Bedroom Four 3.02m x 2.72m (9.9ft x 8.9ft)



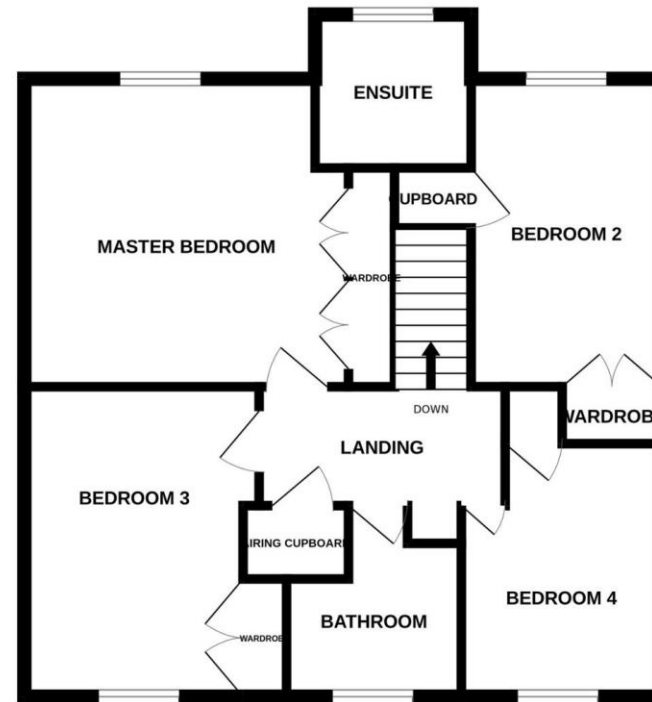




GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address:
27 The... Close